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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>465-471 New York Avenue, NW</b>	Agenda
Landmark/District:	<b>Mt Vernon Square Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>July 26, 2012</b>	Alteration
H.P.A. Number:	<b>12-496</b>	<b>X</b> New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Subdivision

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Architect Nick Giordano (BBG/BBGM), representing IBG Development, seeks conceptual approval for a modification of a previously-approved concept related to the construction of a 13 story building on a vacant site in the Mount Vernon Square Historic District.

**Property Description and History**

The site is pentagonal in shape, 120' deep, with approximately 90' of frontage on New York Avenue and 45' on L Street. It contains one historic building – an imposing three-story stone and brick structure at 465 New York Avenue was constructed in 1902, designed by architect L.F. Stutz, and features classical and Romanesque inspired detailing, with a rusticated stone base, garland and cartouche decorations, and a rounded bay centered on its façade.

The parcel abuts a row of two-story houses to the west along 5<sup>th</sup> Street and a recently-completed 130 foot apartment building and the 110 foot Yale Laundry redevelopment to the east.

**Summary of Approved Concept**

The Board reviewed and approved a conceptual design for the site in 2008 and delegated final approval to staff, with the instruction that some additional work was needed in finalizing the building's detailing and material selections. Under section 332 of DCMR 10-A (Historic Preservation Regulations), the Board reconfirmed approval of the concept in 2010.

The approved concept includes relocating 465 New York Avenue to the western edge of the site (facing L Street), abutting the historic house at the corner of 5<sup>th</sup> and L streets, and resulting in the full restoration of the building. The new construction, proposed as an apartment building, is designed with a primary 13-story masonry block fronting New York Avenue with a tripartite façade organization and three tiers of projecting bays. On the west side is an 11-story metal and glass bay element recessed from the street and angled to reflect the change in geometry between the avenue and the orthogonal street. The building's design and materials are intended to be evocative of the apartment buildings and light-industrial buildings found in the historic district interpreted in a contemporary manner. The primary building material would be an iron spot brick with textured metal panels used as an accent material; the bays would be metal and glass.

**Proposed Concept**

The design concept, now being planned as a hotel, remains unchanged. However, in plan the building would be extended in depth on the western side of the property with a new rear wing. The wing would be the same height and general vocabulary (brick, fenestration) as the other secondary elevations of the building.

**Evaluation**

The L-shaped plan of the building is not inconsistent with the form of historic apartment buildings and the new projects recently completed in this block to the east which maximize their frontage on the street and have wings that extend toward the rear of their lots. The appearance would not be appreciably different from the view today, as the rear wing of the adjacent 13-story building is already seen extending into the block behind the smaller-scaled historic buildings.

While this west elevation will be secondary to the primary street-fronting façade, it will be prominently visible and remain exposed with no opportunity for additional construction to be built to the west of it. As such, it should receive a high-level of material finish and may present an opportunity for projecting or recessed balconies that could provide depth, scale and visual interest to the elevation.

**Recommendation**

*The HPO recommends that the Review Board:*

- *find the revised concept consistent with the approved concept and compatible with the character of the historic district, and*
- *delegate final approval to staff.*